

FREQUENTLY ASKED QUESTIONS

Do I need a building permit? I heard Idaho doesn't require building permits.

- Building & zoning placement permits are required for all structures in Latah County.

Is it true that other Counties in Idaho do not require permitting?

- Building and zoning permits are required in 99% of Idaho counties and cities.
- Low home, fire, and flood insurance rates and mortgages depend on strong building permit programs; illegal construction has caused issues for other property owners in Latah County including a wildland fire caused by unpermitted electrical work that destroyed five residences.

Can I live in my shop?

- Yes, if a portion of it is permitted as a residence and it meets zoning regulations. Let us know at the time of your shop building permit and include that in your plans.

Can I live in my Recreational Vehicle/Camper/Tent/Car/Yurt on my property?

- On your own property you can use one RV etc. for a maximum of six (6) months out of any 12-month period for camping/living. This one RV/camper can only be stored year-round on your property (subject to the use limitation) if you have a home on the property.
- A permit to temporarily live in your RV while building your house (after permit is issued) is available.
- Several RV parks are available in the County for year-round placement of an RV.

Why can't I live in my RV, yurt, car, camper, tent or similar permanently?

- They are not permitted by the State of Idaho to be used as residences.
- RVs don't meet code standards and their use is designed for temporary/mobile situations.
- Winters here are long and have plenty of snow.

How can I get an address?

- Standard address: Apply for a building permit for a residence.
- Non-standard address (utilities & EMS): Address application. This address isn't recognized by the post office as a delivery location, can't be used for voting, vehicle registration, or licensing of any kind.

Can I get a building permit for any property in Latah County?

- Not all parcels in Latah County are buildable. Do not assume, check before you purchase property!

What happens if I start construction without a permit?

- You will be issued an order to cease building, pay double the permit fee, and have a certificate of non-compliance recorded against your property.
- If the violation continues, it will be forwarded to the Prosecutor for misdemeanor charges and/or civil lawsuit and penalties; each day counts as a separate violation.

Can I have a business on my property?

- If you have a home on your property, you can potentially have a home occupation.
- Required standards are in place, including potential change in occupancy to the structure being used.
- To start a home occupation, please contact the Planning and Building Department.